107.0	0006	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	835,900 /	835,900
USE VALUE:	835,900 /	835,900
ASSESSED:	835,900 /	835,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		APACHE TR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACLEOD DAVID J-JOSEPHINE
Owner 2:	
Owner 3:	
Street 1:	7 APACHE TRAIL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,839 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2536 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11839.000	293,300		542,600	835,900
Total Card	0.272	293,300		542,600	835,900
Total Parcel	0.272	293,300		542,600	835,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.61 | /Parcel: 329.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68660
GIS Ref	
GIS Ref	
Insp Date	09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 107.0-0006-0015.0

!8445!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,200	0	11,839.	542,600	835,800	835,800	Year End Roll	12/18/2019
2019	101	FV	243,900	0	11,839.	542,600	786,500	786,500	Year End Roll	1/3/2019
2018	101	FV	240,400	0	11,839.	465,100	705,500	705,500	Year End Roll	12/20/2017
2017	101	FV	240,400	0	11,839.	434,100	674,500	674,500	Year End Roll	1/3/2017
2016	101	FV	240,400	0	11,839.	372,100	612,500	612,500	Year End	1/4/2016
2015	101	FV	239,300	0	11,839.	333,300	572,600	572,600	Year End Roll	12/11/2014
2014	101	FV	239,300	0	11,839.	308,500	547,800	547,800	Year End Roll	12/16/2013
2013	101	FV	239,300	0	11,839.	294,200	533,500	533,500		12/13/2012

PRINT

Date	Time
12/10/20	23:01:13

LAST REV

Date	Time
10/03/18	13:30:57

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8445

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1050-46		10/1/1988		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	68660
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Meas/Inspect	BS	Barbara S
4/9/2009	Meas/Inspect	163	PATRIOT
11/10/1999	Mailer Sent		
11/1/1999	Measured	243	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11839		Sq. Ft.	Site		0	70.	0.65	4									542,619						542,600	

Total AC/HA:	0.27179	Total SF/SM:	11839	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	542,619	Spl Credit		Total:	542,600

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

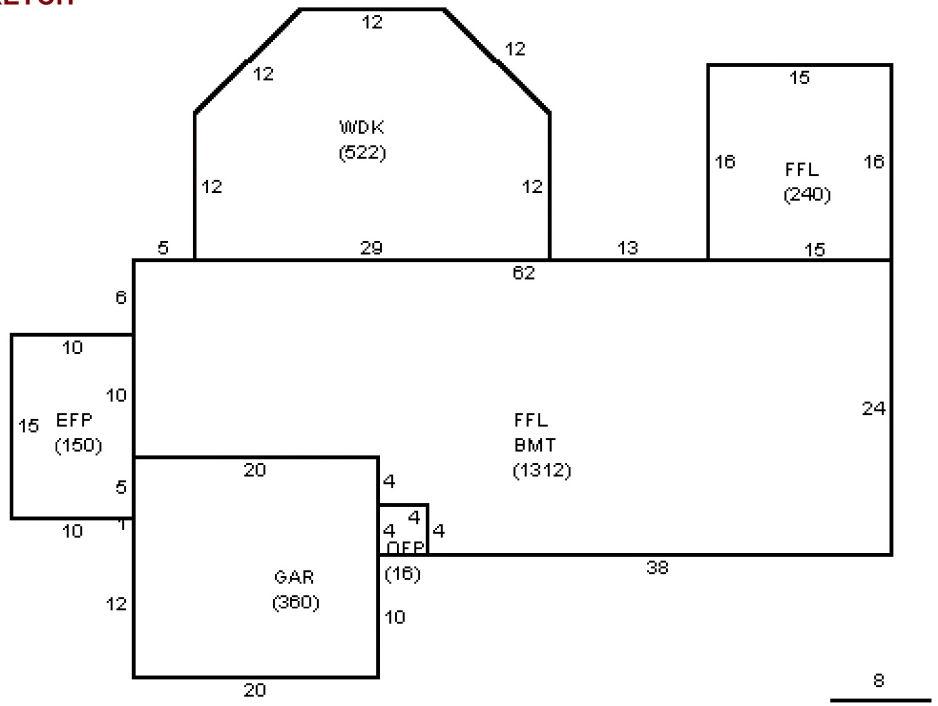
RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.32654643
Const Adj.:	1.00240314
Adj $ / SQ:	126.325
Other Features:	102690
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398449
Depreciation:	105190
Depreciated Total:	293258

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.32
Special Features:	0	Val/Su Net:	74.97
Final Total:	293300	Val/Su SzAd	188.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,552	126.320	196,056
BMT	Basement	1,312	61.060	80,114
WDK	Deck	522	7.930	4,142
GAR	Garage	360	22.000	7,919
EFP	Enclos Porch	150	45.480	6,823
OFP	Open Porch	16	44.110	706

Net Sketched Area:	3,912			Total:	295,760
Size Ad	1552	Gross Are	3912	FinArea	2536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0006-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc